

A.P.N.: 1420-08-313-004  
File No: 143-2585490 (mk)  
R.P.T.T.: \$1,618.50

When Recorded Mail To: Mail Tax Statements To:  
Stephanie A Budick  
1052 Chip Court  
Minden, NV 89423

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Thomas Carlson and Billie Denise Carlson, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Stephanie A Budick, an unmarried woman

the real property situate in the County of Douglas, State of Nevada, described as follows:

**LOT 32, IN BLOCK C AS SET FORTH ON THAT CERTAIN FINAL MAP LDA #99-054-03 SUNRIDGE HEIGHTS III, PHASE 3, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON JUNE 5, 2000, IN BOOK 0600, PAGE 880, AS DOCUMENT NO. 493409, AND BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 3, 2000, IN BOOK 1100, PAGE 470, AS DOCUMENT NO. 502691 AND RECORDED FEBRUARY 19, 2003, IN BOOK 203, PAGE 7315, AS DOCUMENT NO. 567498 OF OFFICIAL RECORDS.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 03/02/2020

Thomas Carlson  
Thomas Carlson

Billie Denise Carlson  
Billie Denise Carlson

STATE OF **NEVADA** )  
 )  
 ) : **ss.**  
 )  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on March 23, 2020 by  
**Thomas Carlson and Billie Denise Carlson.**

Mary Kelsh  
Notary Public  
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 02, 2020** under Escrow No. **143-2585490**.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1420-08-313-004  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property  
 a)  Vacant Land      b)  Single Fam. Res.  
 c)  Condo/Twnhse    d)  2-4 Plex  
 e)  Apt. Bldg.          f)  Comm'l/Ind'l  
 g)  Agricultural        h)  Mobile Home  
 i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$415,000.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$415,000.00  
 d) Real Property Transfer Tax Due \$1,618.50

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_  
 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]  
 Signature: \_\_\_\_\_

Capacity: Agent  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Thomas Carlson and Billie Denise  
 Print Name: Carlson  
 Address: 2907 Cielo Vista Court  
 City: Minden  
 State: NV      Zip: 89423

Stephanie A Budick  
 Print Name: Stephanie A Budick  
 Address: 1052 Chip Court  
 City: Minden  
 State: NV      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
 Print Name: Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2585490 mk/ et  
 State: NV      Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)